



# 9 Mercury House Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3FB

- LARGER THAN AVERAGE GROUND FLOOR LUXURY APARTMENT WITH PRIVATE PATIO
- CHAIN FREE
- HOP SKIP AND A JUMP FROM THE MAINLINE STATION
- REASONABLE SERVICE CHARGES
- BUILDZONE WARRANTY REMAINING
- WIFI ENABLED SPEAKERS
- ROOFTOP TERRACE TO RELAX AND UNWIND WITH FRIENDS
- ALLOCATED PARKING BAY

WRIGHTS

FLOOR HEATING

WRIGHTS OF WGC

IN FITTED KITCHEN WITH FULLY

36, Stonemills, Welwyn Garden City, AL8 6PD

INTEGRATED SIEMENS APPLIANCES

01707 332211

wgc@wrightsof.com



## PROPERTY DESCRIPTION

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Discover this superb GROUND FLOOR APARTMENT WITH PRIVATE PATIO AREA. Mercury House is an exclusive small development WITHIN A STONES THROW OF THE TOWN CENTRE AND MAINLINE STATION! A remarkable specification with selected extras to include; UNDERFLOOR HEATING, a GERMAN FULLY FITTED KITCHEN WITH SIEMENS APPLIANCES AND QUARTZ WORKTOPS. Boasting masses of space, there are plenty of storage solutions including the UTILITY CUPBOARD AND BESPOKE FITTED WARDROBES. Stylish high end LUXURY BATHROOM. Secure video intercom entryphone, and WIFI ENABLED SPEAKER SYSTEM. Externally there is a COMMUNAL ROOF TERRACE to relax and enjoy picturesque views of iconic buildings and Hertfordshire's finest countryside. A PRIVATE ALLOCATED PARKING BAY for convenience. The development benefits from exceptional transport links, with Welwyn Garden City railway station just over the road, offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1 (M) is within two miles of the development. REASONABLE SERVICE CHARGES AND LOW GROUND RENT COMBINED WITH A 5 YEAR BUILDZONE WARRANTY REMAINING. An integral viewing comes highly recommended. An investor could achieve in the region of £1250 pcm.



## ROOM DESCRIPTIONS

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### WELCOME HOME

Step into this impeccably designed apartment where luxury meets functionality at every corner. As you walk through, you'll notice the comfort of underfloor heating the spacious feel with its tall ceilings and the elegance of the German kitchen, complete with stunning quartz countertops and high-end Siemens appliances which include an oven, microwave, and induction hob. The seamless design is accentuated by sleek glass back splashes and contemporary LED lighting. The main living room opens out to the private patio.

### Continued

Relax in the bathroom oasis, equipped with premium Hansgrohe and Duravit fittings alongside exquisite Catalano Vanity units. The engineered oak flooring adds a touch of sophistication to the modern living spaces. Enjoy the convenience of bespoke storage solutions featuring built-in wardrobes to the spacious bedroom and a handy utility cupboard. Stay connected with the WIFI-enabled speaker system

### HEAD ON OUT

The large patio area offers an ideal al-fresco private dining space. Don't forget to take in the stunning views from the communal rooftop terrace, adding a perfect finishing touch to this remarkable building. There is a private allocated parking bay and a communal lockable bike store.

### LEASE

Lease: 150 Years from 2019

Service Charge: £1200 for the annum (can be paid 6 monthly) Includes buildings insurance.

Ground Rent: £150 for the annum.

### COUNCIL TAX BAND B

£1,698.78

### WHAT THE OWNERS SAY

We moved here in July 2019 as a young couple starting our married lives together in our first ever home. We have made great memories here and absolutely loved our flat. We have some great neighbours and the convenience to WGC Town centre and the train stations is a real bonus being very close to everything you could need from supermarkets, a shopping mall to Stanborough Lakes just a 5 minutes drive away!

It is great to have our own Patio to enjoy on a nice day, and the roof terrace is great for larger gatherings.

We will be very sad to say goodbye to this flat but hope the next occupants make as many lasting memories as we have.

### ABOUT WELWYN GARDEN CITY

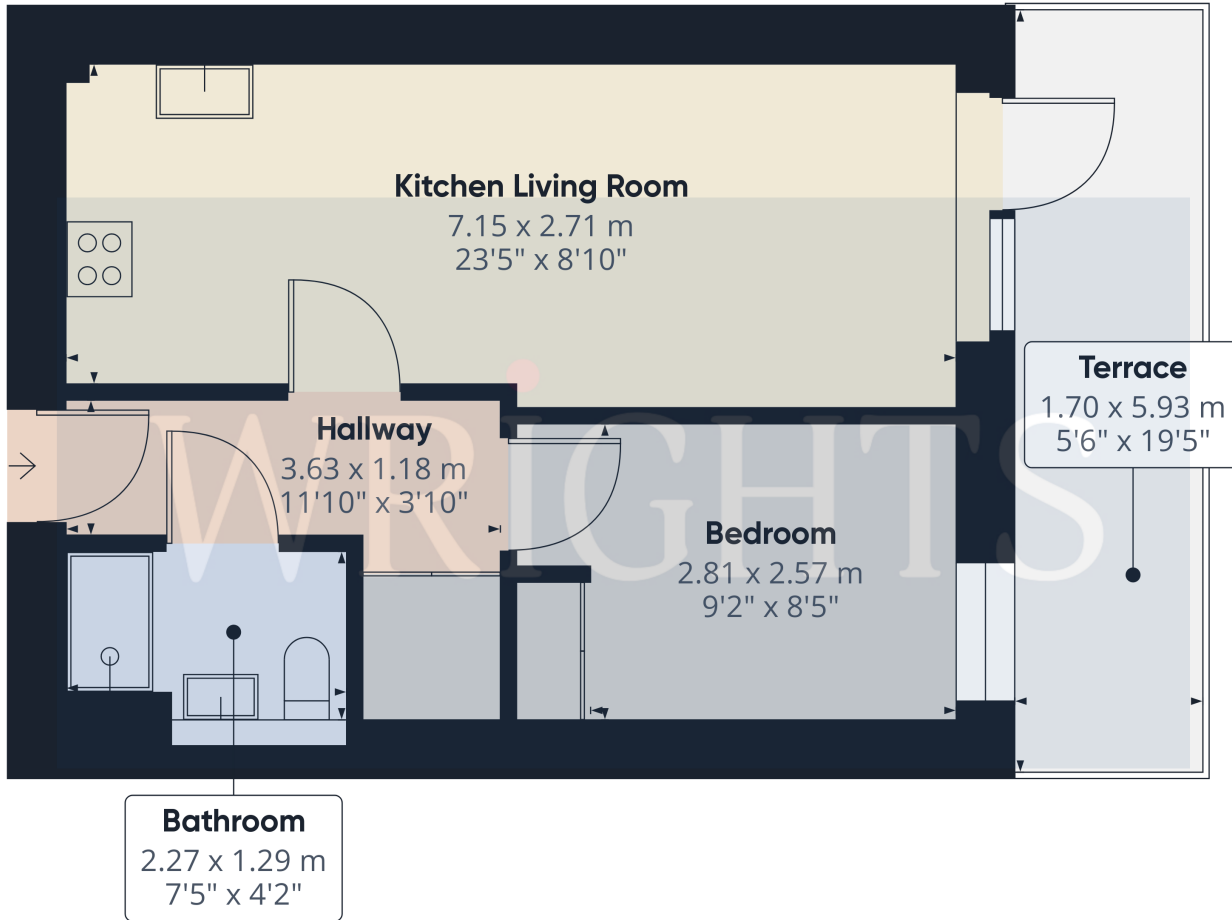
Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948.

Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



# FLOORPLAN & EPC

WRIGHTS



WRIGHTS

**Approximate total area<sup>(1)</sup>**  
38.09 m<sup>2</sup>  
409.99 ft<sup>2</sup>

**Balconies and terraces**  
9.85 m<sup>2</sup>  
106.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      | 67        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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